

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
RNB Properties, LLC  
349 Waterford Cove Trace  
Calera, AL 35040

STATE OF ALABAMA )  
  
COUNTY OF SHELBY )

GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Twenty-Four Thousand Thirty-Five and 00/100 (\$24,035.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Cornerstone Investments, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **RNB Properties, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

**See Exhibit "A" attached hereto and made a part hereof for legal description**

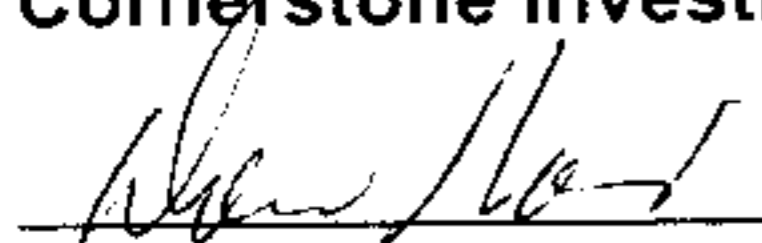
Subject To:  
Ad valorem taxes for 2017 and subsequent years not yet due and payable until October 1, 2017. Existing covenants and restrictions, easements, building lines and limitations of record.


This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the **15th** day of **December, 2016**.

**Cornerstone Investments, LLC**  
  
**Donnie Norris, Member**

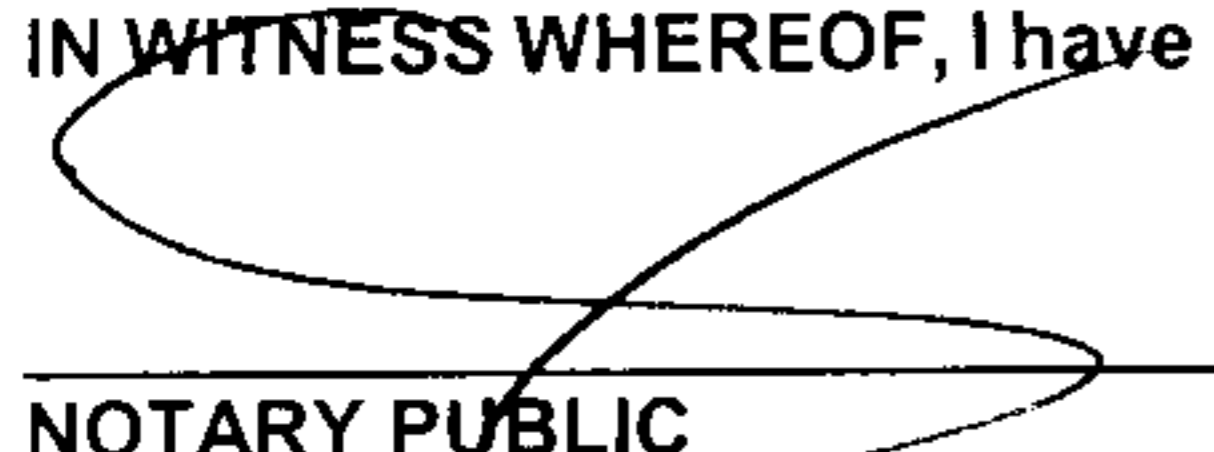
  
20161227000468570 1/4 \$48.50  
Shelby Cnty Judge of Probate, AL  
12/27/2016 09:06:13 AM FILED/CERT


Shelby County, AL 12/27/2016  
State of Alabama  
Deed Tax: \$24.50

STATE OF ALABAMA )  
  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Donnie Norris, whose name as Member of Cornerstone Investments, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of December, 2016.

  
**NOTARY PUBLIC**  
My Commission Expires: 06-02-2019



CLAYTON T. SWEENEY, ATTORNEY AT LAW

Exhibit "A"

PARCEL ONE:

A part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 22 South, Range 2 West, and a part of the Northeast Quarter of the Northeast Quarter of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of Section 10, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence South 00 degrees 00 minutes 00 seconds East along the West line of said Quarter-Quarter a distance of 229.66 feet to the point of beginning; thence run North 87 degrees 15 minutes 00 seconds West a distance of 441.28 feet to a found steel rebar corner that is 10.0 feet, more or less, short of the I-65 fence; thence run South 32 degrees 30 minutes 25 seconds East a distance of 311.45 feet to a concrete monument on the East right of way of said I-65; thence run South 89 degrees 06 minutes 50 seconds East along an existing fence line a distance of 336.21 feet to a found capped rebar corner on the West margin of a public roadway; thence run North 07 degrees 40 minutes 19 seconds West a distance of 247.46 feet to a rebar corner; thence run North 87 degrees 15 minutes 00 seconds West a distance of 29.76 feet to the point of beginning.

PARCEL TWO:

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 10, and the NE 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of Section 10, Township 22 South, Range 2 East; thence South 0 degrees 08 minutes 58 seconds East along the West line of said Section a distance of 475.17 Feet ( Measured), 475.38 feet (deed), to the point of beginning; thence North 89 degrees 59 minutes 37 seconds East a distance of 67.11 feet (measured), 64.84 feet (deed) to a point on the Westerly right of way line of Shelby County Highway No. 304; thence South 8 degrees 35 minutes 31 seconds East along said right of way line a distance of 83.38 feet (measured) 51.78 feet (deed) to a concrete right of way monument; thence South 84 degrees 02 minutes 52 seconds West along said right of way line a distance of 4.94 feet (measured), 5.00 feet (deed), to a concrete right of way monument; thence South 8 degrees 34 minutes 46 seconds East along said right of way line a distance of 144.41 feet (measured and deed); thence South 79 degrees 50 minutes 48 seconds West and leaving said right of way line a distance of 97.08 feet (measured), 87.18 feet (deed); thence South 3 degrees 48 minutes 07 seconds East, a distance of 195.98 feet (measured), 220.00 feet (deed) to a point on the Northeasterly right of way line of United States Interstate Highway No 65 (right of way varies), said point lying on a curve to the left having a radius of 7854.38 feet and a central angle of 3 degrees 09 minutes 41 seconds; thence along said right of way line and the arc of said curve a distance of 433.38 feet, said arc subtended by a chord which bears North 27 degrees 11 minutes 46 seconds West a distance of 433.33 feet to the end of said curve and a concrete right of way monument; thence North 57 degrees 58 minutes 19 seconds West along said right of way line a distance of 99.85 feet (measured), 99.76 feet (deed) to a concrete monument, being at Station 253+00 of said interstate; thence North 89 degrees 59 minutes 37 seconds East and leaving said right of way line a distance of 269.07 feet (measured) 275.00 feet (deed) to the point of beginning.

PARCEL THREE:


A parcel of land situated in the NW 1/4 of Section 10 and the Northeast Quarter of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence and begin at a concrete monument marked "POC 247 + 30" found along the Easterly right of way of Interstate I-65 and run South 185.60 feet to a concrete monument marked "POC 246 + 00" found along the Easterly right of way of Interstate I-65; thence turn left 18 degrees 11 minutes 14 seconds Southeasterly a distance of 33.98 feet to a 1/2-inch found rebar; thence turn left 98 degrees 29 minutes 03 seconds Northeasterly a distance of 128.15 feet to a 1/2-inch set rebar (capped "Carr 00010 LS"); thence turn left 66 degrees 20 minutes 07 seconds Northerly a distance of 215.27 feet to a concrete monument marked "POT 248 + 50" found along the Westerly right of way of Shelby County Road 304; thence turn left 85 degrees 34 minutes 34 seconds Westerly a distance of 5.00 feet to a 1/2-inch set rebar (Capped "Carr 00010 LS"); thence turn right 85 degrees 33 minutes 07 seconds Northerly a distance of

155.53 feet along the Westerly right of way of Shelby County Road 304 to a found iron pin capped "FARMER 14720"; thence turn left 91 degrees 30 minutes 18 seconds Westerly a distance of 97.08 feet to a 1/2-inch found iron pin; thence turn left 84 degrees 24 minutes 12 seconds Southerly a distance of 202.40 feet to the point of beginning.

According to survey of Barton F. Carr, RLS #16685, dated December 1, 2016.

SOURCE OF TITLE: Instrument #20030902000578850, being a warranty deed from Jeremy I. Brantley, a married man, to Cornerstone Investments, LLC, a limited liability company, dated August 26, 2003 (as to Parcel ONE); Instrument #020040407000178560, being a corrective warranty deed from Charles E. Wofford, Sr., a single man, to Cornerstone Investments, LLC, dated January 9, 2004 (as to Parcel TWO); and Instrument #20020910000435090, being a Warranty Deed from Earl F. Wells, a married man, to Cornerstone Investments, L.L.C., Inc., dated September 10, 2002 (as to Parcel THREE).

  
20161227000468570 3/4 \$48.50  
Shelby Cnty Judge of Probate, AL  
12/27/2016 09:06:13 AM FILED/CERT

# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Cornerstone Investments, LLC

Grantee's Name RNB Properties, LLC

Mailing Address 3235 Hwy 119  
Montevallo, AL 35115

Mailing Address 349 Waterford Cove Trace  
Calera, AL 35040

Property Address 4.6 Acres  
Calera, AL 35043

Date of Sale December 15, 2016

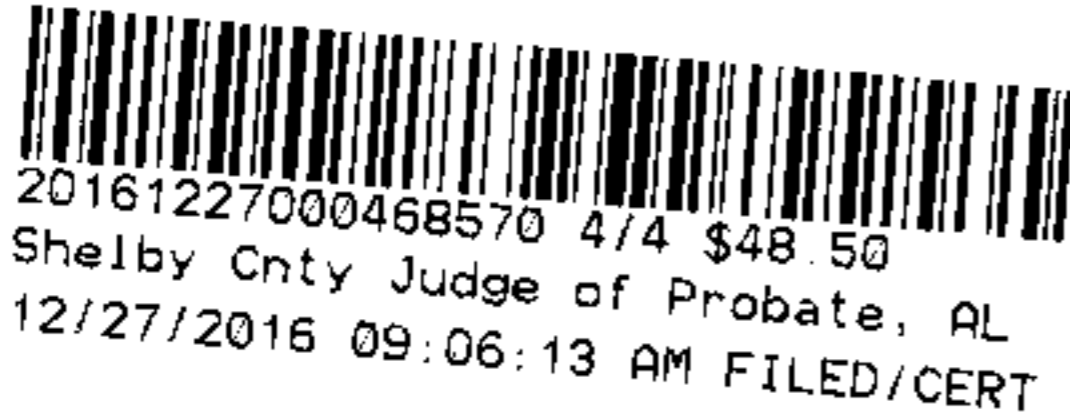
Total Purchase Price \$ 24,035.00

or

Actual Value \$

or

Assessor's Market Value \$



The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
(check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

- ☐ Appraisal/ Assessor's Appraised Value  
☐ Other - property tax redemption

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Cornerstone Investments, LLC

Date \_\_\_\_\_

Print By: Donnie Norris, Member

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one